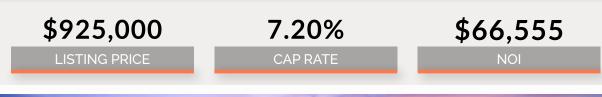


# 3899 EL MERCADO LOOP, SIERRA VISTA, 85635





### **INVESTMENT HIGHLIGHTS**

- Applebee's in Sierra Vista, AZ | Part of Sierra Vista-Douglas MSA
- Strong Guarantee | RMH Franchise Corporation Operates 140 Units
- Outparcel to the Mall at Sierra Vista
- Strong Performing Location | Rent to Sales Ratio is Approximately 3%

- Large Land Parcel | Provides an Opportunity for Redevelopment
- Low Rent (PSF)
- Additional Retail in the Area Includes: The Home Depot, Texas Roadhouse, IHOP, DQ, Golden Corral, Walmart and Many More

### **OVERVIEW**

RENT COMMENCEMENT	09/08/2003
LEASE EXPIRATION	9/30/2023
LEASE TERM	20 Years
OPTIONS	Four, Five Year
LEASE TYPE	Ground
RENTABLE SQUARE FEET	5,100 SF
APPROXIMATE LOT SIZE	1.79 Acres
YEAR BUILT	2003
OWNERSHIP TYPE	Leased Fee/Ground Lease
LEASE GUARANTOR	RMH Franchise Corporation
TERM REMAINING	3 Years
GUARANTOR STRENGTH	140 Units
BASE TERM INCREASES	In Options
PRICE PER SQUARE FOOT	\$181.37
RENT PER SQUARE FOOT	\$13.05

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 Population	4,657	37,870	48,284
2019 Households	2,019	16,193	20,395
2019 Median HH Income	\$53,258	\$51,594	\$51,912

## CONTACT INFORMATION

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